

00559232/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
CARLSBAD FUNDING MORTGAGE TRUST

vs.

JEFFREY J. PICCOLO, DECEASED; KIRA
MCRAE; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; SARAH
PICCOLO; MARJORIE GERRISH; STATE OF
WASHINGTON, DEPARTMENT OF SOCIAL
AND HEALTH SERVICES, DIVISION OF
CHILD SUPPORT; CITIBANK, N.A., A
NATIONAL ASSOCIATION; UNKNOWN
HEIRS, SPOUSE, LEGATEES, AND DEVISEES
OF JEFFREY J. PICCOLO, DECEASED; DOES
1-10 INCLUSIVE; UNKNOWN OCCUPANTS
OF THE SUBJECT REAL PROPERTY;
PARTIES IN POSSESSION OF THE SUBJECT
REAL PROPERTY; PARTIES CLAIMING A
RIGHT TO POSSESSION OF THE SUBJECT
PROPERTY; AND ALSO ALL OTHER
UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 15-2-21218-4 KNT

JUDGMENT RENDERED ON: 4/06/2017
ORDER OF SALE ISSUED: 7/03/2017
DATE OF LEVY: 7/26/2017

TO: JEFFREY J. PICCOLO, DECEASED; KIRA MCRAE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; SARAH PICCOLO; MARJORIE GERRISH; STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES, DIVISION OF CHILD SUPPORT; CITIBANK, N.A., A NATIONAL ASSOCIATION; UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JEFFREY J. PICCOLO, DECEASED; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

37623 304TH AVE SE ENUMCLAW, WA 98022

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, AND OF THE SOUTHEAST 1/4 OF SAID SECTION 32, IN TOWNSHIP 21 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION; THENCE ALONG THE 1/4 SECTION LINE, NORTH 00°37'48" EAST 2,516.7 FEET; THENCE NORTH 89°38'42" EAST 587.3 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 04°11'06"

WEST 786. FEET; THENCE SOUTH 89°04'28" EAST 548.6 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTHERN PACIFIC RAILWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 31°48'24" WEST 467.5 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,623.40 FEET, A DISTANCE OF 446.4 FEET; THENCE SOUTH 15°59'24" WEST 178.3 FEET; THENCE NORTH 04°11'06" WEST 171.8 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH THAT PORTION, DESCRIBED AS FOLLOWS: BEGINNING AT THE TRUE POINT OF THE BEGINNING OF THE ABOVE DESCRIBED PROPERTY: THENCE SOUTH 89°38'42" WEST 172 FEET; THENCE SOUTH 04°11'06" EAST 171.8 FEET; THENCE NORTH 89°38'42" EAST 172 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF NORTHERN PACIFIC RAILROAD CO.; THENCE NORTH 04°11'06" WEST 171.8 FEET TO THE TRUE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. TAX/PARCEL ID #322107-9035-00

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: September 15, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$304,086.28** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on MAY 15, 2018.**
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON MAY 15, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ALDRIDGE PITE LLP
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PORTLAND, OR 97201
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